

Lucy J. Richmond

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June 1, 2022

Ms. Corrina Giles, Town Clerk for circulation to:
Mayor Soever, Deputy Mayor Bordignon,
and Councilors Abbots, Hope, Matrosov, Uram; and,
CAO Everitt.

Re: Committee of the Whole Meeting, Tuesday, Jun 07, 2022

Item B.14.1 Blue Vista

(Application for Zoning By-Law Amendment)

The Blue Vista development proposal first came before Council in January 27, 2021, for approval, and a second time on May 18, 2021. At that time, I made a deputation to Council that documented several matters of concern because elements of the proposal appeared to align poorly with Provincial interests as stated in the Provincial Policy Statement and not in the Town's interest as stated in the Town's Official Plan.

In today's Blue Visa submission and application, all the issues previously identified appear to have been re-addressed, EXCEPT the calculation of the number of units to be allowed for this property.

How was the number of units calculated?

In the interest of full transparency, Council must not let this question go un-answered **before** making its decision to approve or disallow the application.

Any citizen can estimate the validity of the number of units (157) by estimating the number, using:

1. The MPAC area of the property as documented in Grey County Interactive Maps as 51.13 Acres, or 23.24 Hectares equivalent. (1 Hectare, ha = 2.2 Acres).
2. The Open Space requirement (**40% minimum**) as per the Town's OP in the Residential Recreational Land Use area addressed on page 70, in chart form, leaving 60% for development and roads.
3. The **maximum (10 units per Gross Hectare)** as stated on page 70 of the OP for the Residential Recreational Land Use area of the Town.

The following is a **Rough Estimate** of develop-able area a rough calculation of the units allowed on this property in the Residential Recreational Land Use area of the Town:

Here is the formula for the number of units allowed: (Area in ha.) x (Units per ha.)
= (60% of 23.24 Hectares) multiplied by (10 Units per Hectare)
= 13.944 Hectares (develop-able) x 10 units per Hectare
= 140 Units, maximum (estimate).

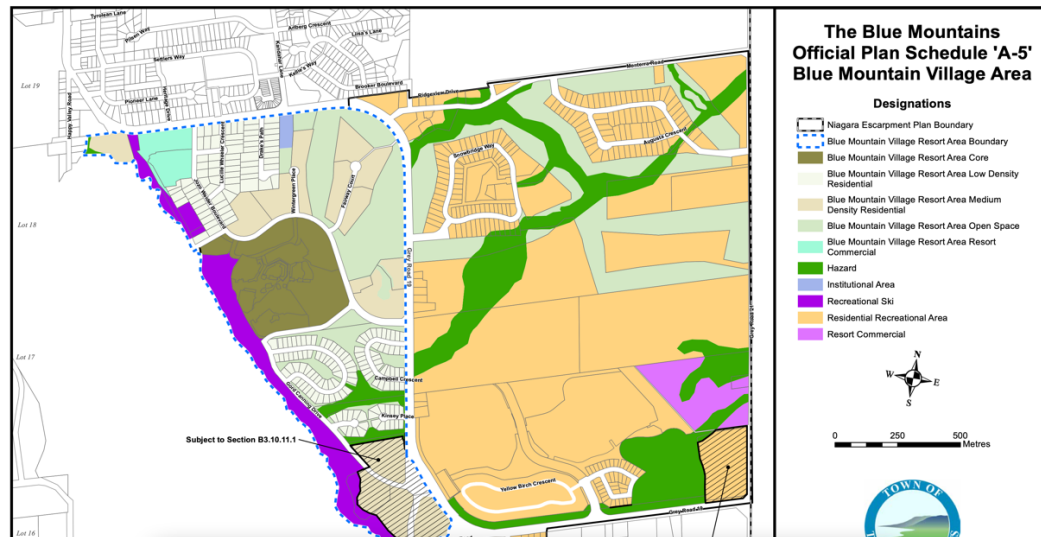
To the best of my knowledge, no permission has been granted by Council to the Developer, yet.

In the letter sent by the Developer's Agent to the Town on Feb. 7, 2022, the Agent states

- I. That the number of lots being proposed is 136, if you count them on the drawings. (Sometimes this number is erroneously stated as 154 lots in reports and letters).
- II. That the number of units being proposed is 154.
- III. **That "A maximum density of 15 units per ha is permitted" (see page 7 of the Proponent's Agent letter to the Town dated Feb.7, 2022 page 7, section d.**

This is not so.

In the Residential Recreational Land Use designation of the Town's OP, the maximum number of units permitted is 10 units per gross hectare. (OP page 70) The Land Use map, below forms part of the OP. Note the property outlined in red is in the Residential Recreational Land Use area of the Town.



NOTE: this property is not within the Blue Mountains Village Land Use Area of the Town (outlined in a dotted blue line) where the number of units per hectare permitted is 15.

The Province approved our current Official Plan in 2016 because it found the OP to be compliant with the Provincial Policy Statement and served the best interests of the Province and the Town, its citizens, and the Lands they live on. To the best of my understanding of our legislative structure, our Official Plan 2016 remains in full force and effect until it is formally amended as a result of due public process, as required by Provincial Legislation, a process we are just beginning. It is also my understanding that, by approving its own OP, a Municipality commits to fully upholding the Plan. When changes are made to a Municipality's OP or By-Laws, they are to be made because the changes better serve the Citizens and the Lands they live on. Please consider whether, or not, the number of units proposed in this application (157) compared to a rough OP estimate of the number an ordinary citizen can calculate (140) better serves the Citizens of the Town and the Lands that they live on.

This increase of number of units, from 100% to 112% of the total allowed in the Official Plan, must be revealed, and re-examined before this Council decides on this application for By-Law Amendment.

Sincerely,
Lucy Richmond